



CITY OF NEWTON, MASSACHUSETTS

Department of Planning and Development

Setti D. Warren
Mayor

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Public Hearing Date: February 9, 2010
Land Use Action Date: April 20, 2010
Board of Aldermen Action Date: May 3, 2010
90-Day Expiration: May 10, 2010

DATE: February 5, 2010

TO: Board of Aldermen

FROM: Candace Havens, Acting Director of Planning and Development
Alexandra Ananth, Senior Planner

SUBJECT: **Petition #18-98(2)**, of KENMORE REALTY CORPORATION to AMEND SPECIAL PERMIT #18-98, granted on 4/6/98 for a 65-seat restaurant (Lumiere) and for a waiver of 18 parking spaces, by increasing the number of seats from 65 to 88 (into the space formerly occupied by West Newton Liquors) and permitting accessory parking on an off-site lot (Newton Community Service Center) at **1293-1297 WASHINGTON STREET**, Ward 3, WEST NEWTON, on land known as Sec 33, Blk 11, Lot 13, containing approx 12,047 sf of land in a district zoned BUSINESS 1. Ref: Sec 30-24, 30-23, 30-11(d)(9), 30-19)f)(3) of the City of Newton Rev Zoning Ord, 2007, and special permit #18-98.

CC: Mayor Setti D. Warren

The purpose of this memorandum is to provide the Board of Aldermen and the public with technical information and planning analysis which may be useful in the special permit decision making process of the Board of Aldermen. The Planning Department's intention is to provide a balanced view of the issues with the information it has at the time of the public hearing. There may be other information presented at or after the public hearing that the Land Use Committee of the Board of Aldermen will want to consider in its discussion at a subsequent Working Session.



EXECUTIVE SUMMARY

Restaurants Arts, Inc. doing business as Lumiere Restaurant, is proposing to expand its existing 65 seat restaurant by an additional 23 seats (for a proposed total of 88 seats) utilizing the adjacent vacant retail space to the west, formerly occupied by West Newton Liquors. The existing restaurant obtained a special permit from the Board of Aldermen in 1998 (BO #18-98, *SEE "ATTACHMENT A"*) for a restaurant of greater than 50 seats and for a waiver of 18 parking spaces. In order to increase the size of the restaurant to 88 seats today, the petitioner must amend the existing special permit to allow 23 additional seats which are proposed during dinner hours only, as the original Board Order limits lunch seating to 32 seats. Additionally, five more parking spaces are required for the proposed expanded restaurant use.

The subject property is located in a multi-tenant commercial building in the heart of West Newton and has limited parking in the existing rear parking lot. In order to offset the additional parking requirement the petitioner has submitted an agreement with Newton Community Service Center (NCSC), located at 492 Waltham Street in West Newton, to lease 10 parking spaces in their parking lot after 6 p.m. (*SEE "ATTACHMENT B"*). Since NCSC is located in a residential zoned district (MR-1) the lot must be within 150 ft. of the boundary line of a business district and must be within 500 feet of the lot on which the principal use is located. As the NCSC lot meets both of these requirements ***the Board may allow this shared parking arrangement by special permit in lieu of an additional parking waiver.*** In the event that proposed off-site parking becomes unavailable in the future, the petitioner is proposing a condition to the special permit that authorizes the Commissioner of the Inspectional Services Department and the Director of the Planning and Development Department the ability to approve suitable replacement of off-site parking spaces presented by the petitioner.

Lumiere has been a good neighbor to the West Newton village center for many years and surrounding businesses have benefited from the additional patrons the restaurant has attracted. Furthermore, the sharing of parking spaces at different times of day by different users is encouraged by the *Comprehensive Plan*. As the petitioner is proposing a suitable and conveniently located off-site parking arrangement that will offset the number of additional parking stalls required, the Planning Department does not foresee any problems with the proposed expansion of the use. The addition of restaurant seats is an amenity to the surrounding community and will contribute to the commercial real estate tax and employment base. The petitioner is also proposing to replace two street trees that have been lost over the years, and is proposing to install a bike rack in the vicinity, both of which are commonly cited goals by Newton's Community Development Block Grant Advisory Committee for the West Newton area. The Planning Department notes the façade of Lumiere is very subdued and leads to an austere streetscape at this location. The Planning Department suggests the restaurant consider ways to enliven the proposed expanded façade such as adding window boxes or artwork in the windows between the curtains and the glass.

I. SIGNIFICANT ISSUES FOR CONSIDERATION

When considering this request, the Board should consider:

- Whether the expanded restaurant use with more than 50 seats will increase the vitality of the West Newton BU-1 zoned commercial district and complement other uses in the immediate vicinity without adverse affects on parking, traffic and circulation; and
- Whether the permission for accessory parking on an off-site residentially zoned lot will have adverse affects on the existing or surrounding uses or parking, traffic, and circulation in West Newton including adjacent residential streets.

II. CHARACTERISTICS OF THE SITE AND NEIGHBORHOOD

A. Neighborhood and Zoning

The property is located in West Newton Square, on the northwest corner of Washington and Waltham Streets in a district zoned Business 1. Both the Newton Police Station and the West Newton District Courthouse are adjacent the site and provide their own parking in the rear. Numerous shops, offices and the West Newton Cinema are also in the immediate vicinity. Existing restaurants and food establishments in the area include Comella's, Shing Yee Restaurant, Sweet Tomatoes Pizza, Blue Ribbon Barbecue, and Shogun, among others. All of these uses are within the Business 1 District. A map of municipal parking spaces in the immediate vicinity is attached (*SEE "ATTACHMENT C"*).

B. Site

Lumiere is located at 1293-1297 Washington Street and is part of a one-story multi-tenant commercial building located at the intersection of Washington and Waltham Streets in West Newton Square. This U-shaped building is occupied by Corner Cleaners (1,765 sq. ft.), Hair by Hanna (585 sq. ft.), Lumiere (1,731 sq. ft.), the US Post Office, West Newton Branch (3,250 sq. ft.), and the former West Newton Liquors (now vacant 585 sq. ft.) for a total of 7,916 sq. ft. The existing restaurant occupies the corner tenant space and is proposing to expand into the adjacent storefront to the west on Washington Street. The restaurant currently has 60 dining seats and five bar seats for a total of 65 seats. BO #18-98 restricts the use of more than 32 seats during the lunch period.

Approximately 2/3 of the 12,047 sq. ft. lot is occupied by the building. The rear portion of the lot is comprised of a 21 space surface parking lot with access from Waltham Street. All of this parking is designated for tenants of the building and Lumiere has exclusive use of this lot after 5:30 PM (*SEE "ATTACHMENT D"*). Directly in front of the building and moving in a westerly direction from it are four 15-minute metered, on-street parking spaces. Just beyond the subject parcel on the northerly side are 15 one-hour metered parking spaces (and one handicap space) in

a lot operated by the City. Lumiere currently has five assigned parking spaces in the rear lot during the day, which the petitioner is proposing to maintain. Additional on-street parking is available throughout the West Newton village center and municipal parking is also available between Cherry Street and Elm Streets as well as the lot adjacent to the turnpike. Some of the larger privately-owned parking lots include CVS, Boston Sports Club, and the garage on Chestnut and Washington Streets, which restrict parking in their lot at any time by any one other than their customers.

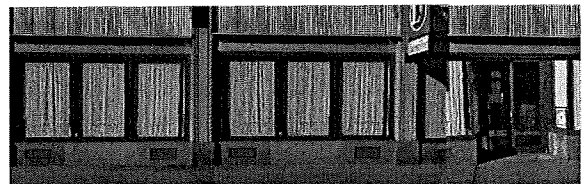
III. PROJECT DESCRIPTION AND ANALYSIS

A. Land Use

The petitioner is proposing to expand its restaurant use into the adjacent retail space formerly occupied by West Newton Liquors, both of which are allowed uses in the Business 1 district, though restaurants with greater than 50 seats need a special permit to operate.

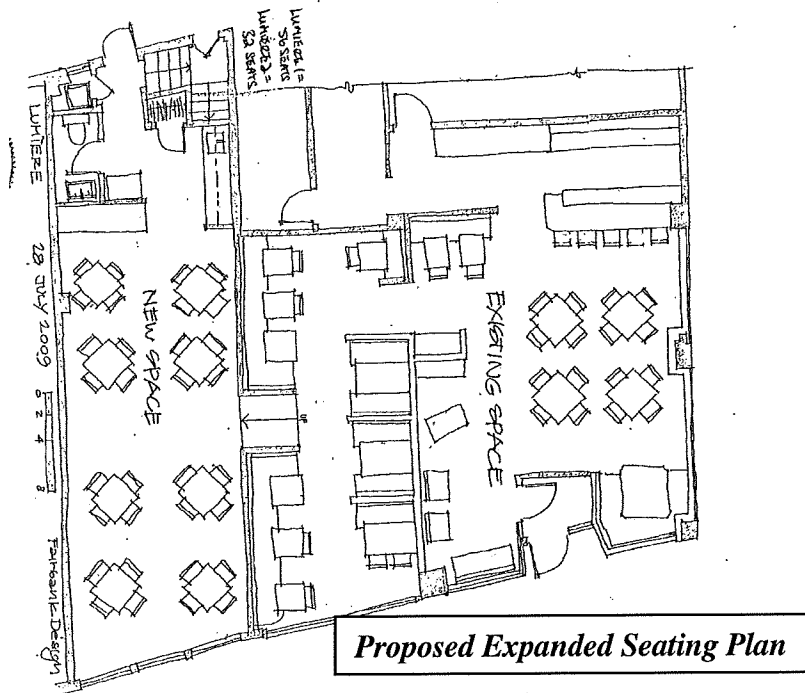
B. Building and Site Design

No alterations or changes to the exterior of the building are proposed with the exception of changing a door to a window, in keeping with the rest of the building facade. The Planning Department notes that the facade of the restaurant has a subdued look to it due to the curtains, which are always closed in order to eliminate headlight glare. As the petitioner is proposing the expand their restaurant into the adjacent storefront the Planning Department encourages the restaurant to create a more active streetscape environment for pedestrians with window boxes or local artwork in the window-fronts or with special treatment of the overhead panels. The petitioner has not submitted any information regarding additional signage.



Existing and Proposed Facade

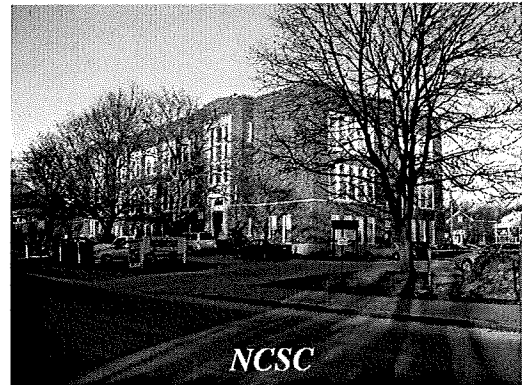
Inside the restaurant the petitioners will create an opening between the existing dining room and the proposed new space. The seats will be rearranged slightly to accommodate 32 seats in the new space and 56 seats in the existing space (including five bar seats) for a total of 88 seats.



C. Parking and Circulation

The petitioner is proposing to maintain its existing five parking stalls in the rear lot for restaurant patrons and will inherit two additional parking stalls that were slotted to the former liquor store for daytime use. Although the restaurant is not currently open for lunch, employees are often on-site during the day and use those parking spots. As stated earlier, Lumiere has exclusive use of all 21 stalls in the rear lot after 5:30 PM.

The petitioner is now proposing to lease ten additional parking stalls from NCSC to add to their evening parking the help offset the proposed additional seats. NCSC is located approximately 200 feet northeast across Waltham Street and would mainly be used by employees and will free up spaces in the rear for customers. A letter of intent from NCSC is attached. The NCSC spaces would be available after 6:00 p.m., when NCSC is not in use and when all 88 seats in the restaurant may be occupied.



The petitioner is proposing a condition in the special permit that should the off-site parking become unavailable in the future, the Commissioner of the Inspectional Services Department and the Director of Planning and Development may have the discretion to approve suitable replacement of such spaces as presented by the petitioner. The Planning Department believes that a condition can be worded to such effect and suggests the following language:

“Should the petitioner lose the ability to lease ten parking spaces from NCSC, the petitioner must replace such stalls with a suitable alternative subject to the approval of the Commissioner of the Inspectional Services Department and the Director of Planning and Development or forfeit the additional 23 restaurant seats until such parking can be procured.”

D. Landscape Screening

The petitioners did not submit a landscape plan for the proposed expanded restaurant and none was required. However, the petitioner noted that there are multiple vacant tree wells on the block and as a public benefit they would be willing to plant two trees in such wells. The Planning Department is currently working with the Tree Warden to determine if the tree wells are viable and what species of tree is appropriate given the constraints of the location.

IV. TECHNICAL REVIEW

A. Technical Considerations (Section 30-15). The Zoning Review Memorandum, dated January 6, 2010 (*SEE “ATTACHMENT E”*), provides an analysis of the proposal with regards to zoning. The petitioner needs to seek a special permit and an amendment to Board Order #18-98 to expand a restaurant with more than 50 seats in the BU-1 zone, and needs a special permit to allow for accessory parking on a residentially zoned lot.

B. Other Reviews. No other reviews were required for this petition.

V. ZONING RELIEFS SOUGHT

Based on the completed Zoning Review Memorandum the petitioner is seeking approval through or relief from:

- Section 30-11(d)(9) and Amendment to BO #18-98, to expand a restaurant with more than 50 seats in the BU-1 zone
- Section 30-19(f)(3), for approval of accessory parking on a residential lot

VI. PETITIONERS' RESPONSIBILITIES

The petition is considered complete at this time. The petitioner and the Planning Department will work with the Tree Warden to determine if two trees can be planted in the existing vacant tree well just west of the subject property.

ATTACHMENTS

- ATTACHMENT A:** *Board Order #18-98*
- ATTACHMENT B:** *Letter of intent from NCSC to lease parking to Lumiere*
- ATTACHMENT C:** *Map of municipal parking lots in West Newton*
- ATTACHMENT D:** *Lease of rear parking area after 5:30 p.m.*
- ATTACHMENT E:** *Zoning Review Memorandum dated January 6, 2010*
- ATTACHMENT F:** *Zoning Map*
- ATTACHMENT G:** *Land Use Map*

CITY OF NEWTON

IN BOARD OF ALDERMEN

April 6 1998

ORDERED:

That the Board, finding that the public convenience and welfare will be substantially served by its action and that said action will be without substantial detriment to the public good, and without substantially derogating from the intent or purpose of the Zoning Ordinance, the following SPECIAL PERMIT/SITE PLAN APPROVAL is hereby granted, in accordance with the recommendation of the Land Use Committee and the reasons given by the Committee therefor, through its Chairman, Alderman Susan M. Basham:

1. The Board finds that the restaurant is an appropriate use for the site.
2. The Board finds that the additional seats at the restaurant will not adversely affect the neighborhood.
3. The Board finds that this special permit will retain an existing use on the site.
4. The Board finds that the restaurant use supports other businesses in the vicinity.
5. The Board finds that there will be site improvements which will enhance vehicular movement and will make the site more attractive.

PETITION NUMBER: 18-98

PETITIONER: Michael Leviton/Kenmore Realty Corporation

LOCATION: 1293-1295 Washington Street, Ward 3, Section 33, Block 11, Lot 13, containing approximately 12,047 sq. ft. of land.

OWNER: Kenmore Realty Corporation

ADDRESS OF OWNER: 1357 Washington Street
West Newton, MA 02165

TO BE USED FOR: A restaurant for up to 65 seats which will operate after 5:30 pm. and serve alcohol

CONSTRUCTION: Interior and facade changes

EXPLANATORY NOTE:

Section 30-11(d)(9) allows the Board of Aldermen to grant a special permit for a restaurant with more than 50 seats.

Section 30-11(d)(13) allows the Board of Aldermen to grant a special permit for a restaurant to have a common victual's license to serve alcohol.

Section 30-19(m) allows the Board of Aldermen to grant a parking waiver for 18 parking spaces.

Land referred to is in a Business 1 District.

Approved, subject to the following conditions:

1. That all buildings, parking areas, driveways, walkways, landscaping and other site features shall be located and constructed consistent with plans entitled "Site Plan of Land, Newton, Mass., to accompany the petition of Michael Leviton" dated January 10, 1998, by Snelling & Hamel Associates", and a floor plan dated January 12, 1998, revised 3/18/98, by Fairbank Design, submitted by the petitioner and filed herewith.
2. That the 18 space parking waiver not be transferred if there is change of use from a restaurant to another use.
3. That the petitioner be allowed a maximum of 65 seats after 5:30 pm. and a maximum of 32 seats before 5:30 pm.
4. That all of the existing and proposed dumpsters be enclosed with a solid wood fence to screen them from the surrounding parking areas.
5. That a delivery area designed be clearly marked on the pavement next to the rear loading dock. and that signage be established to keep an area clear for deliveries.
6. That the petitioner work with the Planning Department to devise a sign package for the parking lot.
7. That the petitioner provide a copy of the signed lease agreement dedicating up to 21 parking spaces for exclusive restaurant use after 5:30 pm. in the site parking lot.
8. That the petitioner use best efforts to recycle all materials used in connection with the restaurant.
9. That trash be picked up only between 7 am. and 6 pm. Monday through Friday.
10. That the petitioner shall not enter into an agreement with the owner of 515 Waltham Street to use that site for parking.

11. That customer access to the west side of the restaurant shall not be allowed before 5:30 pm.
12. That no building permit shall be issued in pursuance of the SPECIAL PERMIT/SITE PLAN APPROVAL until:
 - a. The petitioner shall have recorded with the Registry of Deeds for the Southern District of Middlesex County a Certified copy of this Board Order granting this SPECIAL PERMIT/SITE PLAN APPROVAL with appropriate reference to the book and page of the recording of the Petitioner's title deed or notice of lease endorsed thereon.
 - b. A certified copy of such recorded notice shall have been filed with the City Clerk, the Inspectional Services Department and the Department of Planning and Development.
13. That no building or structure, or portion thereof subject to this SPECIAL PERMIT/SITE PLAN APPROVAL shall be occupied until:
 - a. The sign package has been reviewed and approved by the Director of Planning and Development and the signs have been installed in the appropriate locations in the parking lot.
 - b. The delivery area has been clearly marked on the paved surface.
 - c. The dumpster enclosure has been installed.
 - d. The Health Department has reviewed and approved plans under the State Health Code

Under Suspension of Rules

Readings Waived and Approved

22 yeas 0 nays 2 absent (Ald. Antonellis, Coletti)

The undersigned hereby certifies that the foregoing copy of the decision of the Board of Aldermen granting a SPECIAL PERMIT/SITE PLAN APPROVAL is a true accurate copy of said decision, the original of which having been filed with the CITY CLERK on April 21, 1998. The undersigned further certifies that all statutory requirements for the issuance of such SPECIAL PERMIT/SITE PLAN APPROVAL have been complied with and that all plans referred to in the decision have been filed with the City Clerk.

ATTEST:

(SGD) EDWARD G. ENGLISH, City Clerk

Clerk of the Board of Aldermen

I, Edward G. English, as the Clerk of the Board of Aldermen and keeper of its records and as the City Clerk and official keeper of the records of the CITY OF NEWTON, hereby certify that Twenty days have elapsed since the filing of the foregoing decision of the Board of Aldermen in the Office of the City Clerk on _____ and that NO APPEAL to said decision pursuant to M.G.Laws Chapter 40, Section 17 has been filed thereto.

ATTEST

EDWARD G. ENGLISH, City Clerk

William C. Morrison, Chair
Board of Directors

William H. Garr, President & CEO

October 27, 2009


To Whom It May Concern:

The Newton Community Service Center provides educational programs and a network of services to children and families. At our Newton location on 492 Waltham Street the typical daily hours of operations are from Monday through Friday, 7:30 AM to 6:00 PM. Typically between 4:30 PM to 6:00 PM parents come to the Center for pick-up of children but after 6:00 PM most of the programs and services are over and the parking lot is mostly unused. On certain limited occasions the Center may be used by staff for after-hours meetings or services, or by individuals renting the gym or meeting rooms, in which cases only a few parking spaces are used. We have a total of 61 parking spaces.

We intend to lease up to 10 parking spaces to Lumiere restaurant from 6:00 PM to 10:00 PM from Tuesday through Friday, and from 5:00 PM to 11:00 PM on Saturdays and Sundays and national holidays, in connection with its petition for a special permit to expand their Washington Street location.

Please feel free to call me should you have any questions.

Sincerely,



William H. Garr
President & CEO
617.969.5906 x116



Municipal Parking Lots West Newton

Legend

- 1293-97 Wash. St.
- Building Outlines
- Single Family Residential
- Multifamily Residential
- Commercial
- Industrial
- Mixed Use
- Vacant Land
- Golf Course
- Open Space
- Private Educational
- Nonprofit Organizations
- Public Housing
- Tax Exempt
- Unspecified

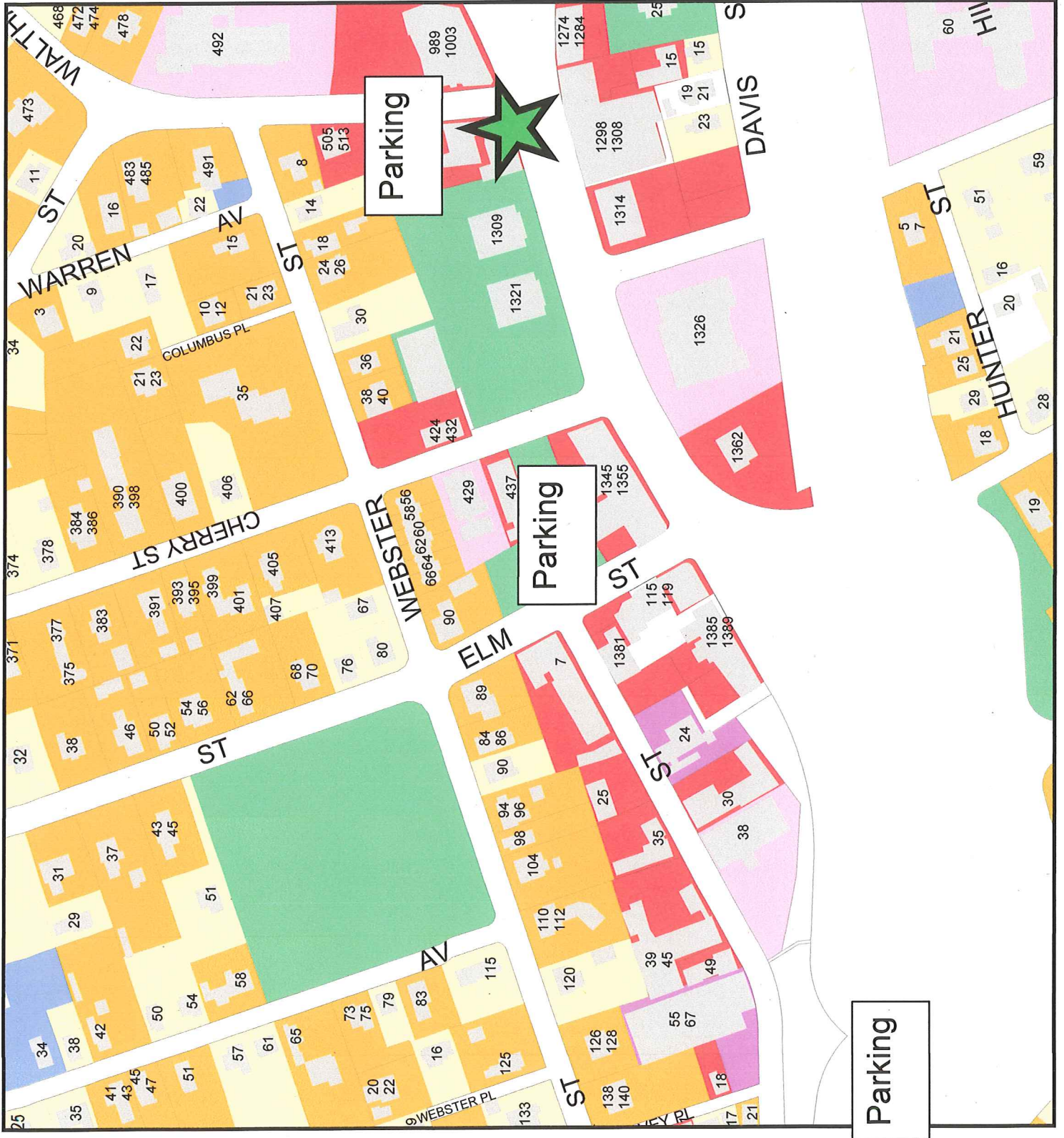


ATTACHMENT C

The information on this map is for informational purposes only. The City of West Newton cannot guarantee the accuracy of the information. Each user of this map is responsible for determining its suitability for their purpose. City departments may not approve applications based on this map.



MAP DATE: February



RESTAURANT ARTS, INC.
1293 Washington Street
West Newton, Massachusetts 02165

Kenmore Realty Corporation
1357 Washington Street
West Newton, Massachusetts 02165

Re: Lease of Space at 1293-95 Washington Street, West Newton, MA
Between Kenmore Realty Corporation, as Landlord, and Restaurant Arts,
Inc., as Tenant

Gentlemen:

This will confirm our agreement regarding the tenant's exclusive parking rights under the captioned lease (the "Lease"). Section 6.6 of the Lease provides that tenant shall have the exclusive right to use the parking facility serving the building between the hours of 5:30 p.m. and 1:00 a.m. You have disclosed to us that the landlord has previously entered into a lease with the United States Postal Service (the "Post Office Lease"), which lease contains an ambiguous provision regarding the parking rights of the tenant thereunder. Recognizing the impracticality of your renegotiating the Post Office Lease with the Postal Service and in view of the fact that post office operations generally cease before 5:30 p.m., the undersigned agrees that, notwithstanding any provision of the Lease to the contrary, any parking of vehicles in the parking facility by persons claiming by, through or under the Post Office Lease will not constitute a violation of our exclusive parking rights under the Lease and will not permit us to tow away any cars parked by such persons. You agree to use reasonable efforts to cause vehicles parked pursuant to the Post Office Lease after 5:30 p.m. to be parked in the area marked "Reserved for U.S.P.S." on Exhibit A to the Lease.

Yours truly,

RESTAURANT ARTS, INC.

By: Michael Leviton
Michael Leviton, President

AGREED:


KENMORE REALTY CORPORATION

By: Alvin R. Taylor
Its:

Zoning Review Memorandum

Dt: January 6, 2010

To: John Lojek, Commissioner of Inspectional Services

Fr: Eve Tapper, Chief Zoning Code Official
Candace Havens, Chief Planner and acting Director of Planning and Development 

Cc: Laurance Lee, representing Restaurant Arts, Inc. dba Lumiere Restaurant
Ouida Young, Associate City Solicitor

RE: Request to allow a restaurant with more than 50 seats.

Applicant: Michael Leviton, Restaurant Arts, Inc. and Kenmore Realty Corporation	
Site: 1293-1297 Washington Street	SBL: Section 33, Block 11, Lots 13
Zoning: BU-1	Lot Area: 12,047 square feet
Current use: 65-seat restaurant and vacant retail space	Proposed use: 88 seat restaurant

Background:

The subject property consists of a 12,047 square foot lot currently improved with a multi-tenant commercial building. Lumiere Restaurant currently occupies one of the tenant spaces. This 65-seat restaurant originally opened after obtaining a special permit from the Board of Aldermen (Board Order #18-98). This Board Order granted a special permit for a restaurant of greater than 50 seats and waived 18 parking spaces. The applicants are now proposing to expand the restaurant into the vacant retail space next door (formerly West Newton Liquors).

Administrative determinations:

1. The subject property is located in the BU-1 zone. The applicants are proposing a restaurant with a total of 88 seats. Section 30-11(d)(9) of the Newton Zoning Ordinance permits a restaurant of greater than 50 seats in the BU-1 zone with approval of a special permit. Board Order #18-98, dated April 6, 1998, allows a 65-seat restaurant at this site. To increase the size of the restaurant to the proposed 88 seats, the proponents must obtain an amendment to the existing special permit to allow 23 additional seats.
2. Section 30-19(c)(2) outlines a formula ($A-B+C$ = number of required spaces) to determine how many on-site parking spaces must be provided with a change of use in a building. Variable A is the number of off-street parking stalls required under 30-19(d) for the proposed use. Variable B is the number of off-street parking stalls that would have been required for the previous use. Variable C is the number of off-street parking spaces located on-site.

In cases like this one where Variable C is not equal to or greater than Variable B (i.e. there are phantom parking spaces because the buildings and/or uses were created without parking before the City required it), this formula does not calculate the number of spaces that must be created on-site or waived by special permit in order to be in compliance with the Zoning Ordinance only the overall number of spaces required. The number of spaces that must be additionally provided on-site or waived is simply the number of spaces required by the use (as calculated by

above formula) less the number of spaces already provided on-site (i.e. $A-B+C-C$ =the number of spaces that must either be provided or waived or more simply $A-B$).

3. As the chart below shows, per Section 30-19(d), the proposed expanded restaurant requires 35 spaces (Variable A). The existing or previous uses required 30 total parking spaces (B) since the restaurant requires 26 parking spaces and the previous retail space required four spaces. Seven spaces are located on-site (Variable C) for these two uses. Therefore, five additional spaces are required for the proposed use ($A-B+C-C$ =number of spaces to be provided or waived, or $35-30+7-7=5$).

Use	Required	Prior Use	Previous Parking Requirement (A)	Proposed Use	Proposed Parking Requirement (B)	Parking Spaces on-site (C)
Restaurant	1 space/3 seats and 1 space/3 employees	65-seat restaurant, 12 employees	26	N/A	N/A	5
Retail	1 space/300 square feet and 1 space/3 employees	668 sq. ft. liquor store, 3 employees	4			2
Restaurant	1 space/3 seats and 1 space/3 employees	N/A	N/A	88-seat restaurant, 15 employees	35	7
TOTALS			30		35	7

4. The applicant has an agreement with the Newton Community Service Center (NCSC), located at 492 Waltham Street in West Newton, to lease ten parking spaces. The operating hours of the restaurant and the Service Center are complementary. NCSC is located in the MR-1 zoning district. Section 30-19(f)(3) allows this shared parking arrangement with approval of a special permit from the Board of Aldermen. Before one can apply for this special permit, certain conditions must be met. In particular, if the lot providing the parking is in a residential zoning district (as is the case in this application), the lot must be within 150 feet from the boundary line of a business district. Further, the lot providing the parking must be within 500 feet of the lot on which the principal use is located. The subject application meets both of these requirements.

5. See "Zoning Relief Summary" below:

Zoning Relief Summary		
Ordinance	Use	Action Required
§30-11(d)(9), Board Order #18-98	Expand restaurant with more than 50 seats in the BU-1 zone	Amend SP per §30-24
	Parking	
§30-19(f)(3)	Permit accessory parking on a residential lot	SP per §30-24

Plans and materials reviewed:

- Board Order #18-98, dated April 6, 1998
- 1998 Planning Memo
- "Site Plan of Land, Newton, Mass to Accompany the Petition of Michael Leviton, Lumiere Restaurant," dated 11/24/09, signed and stamped by John R. Hamel, Professional Land Surveyor
- Architectural sketch of additional seating, dated July 28, 2009, signed and stamped by Hobart Fairbanks, Registered Architect
- Parking Calculations for Petition for Special Permit for Lumiere Restaurant
- Letter from William H. Garr, President and CEO of Newton Community Service Center dated October 27, 2009, agreeing to lease ten parking spaces to Lumiere Restaurant

Zoning Map

1293-1297

Washington St.

Legend

- 1293-97 Wash. St.
- Building Outlines
- Single Res. 1
- Single Res. 2
- Single Res. 3
- Business 1
- Business 2
- Business 4
- Business 5
- Limited Manufacturing
- Manufacturing
- Multi-Res. 1
- Multi-Res. 2
- Multi-Res. 3
- Multi-Res. 4
- Mixed Use 1
- Mixed Use 2
- OS/Rec.
- Public Use

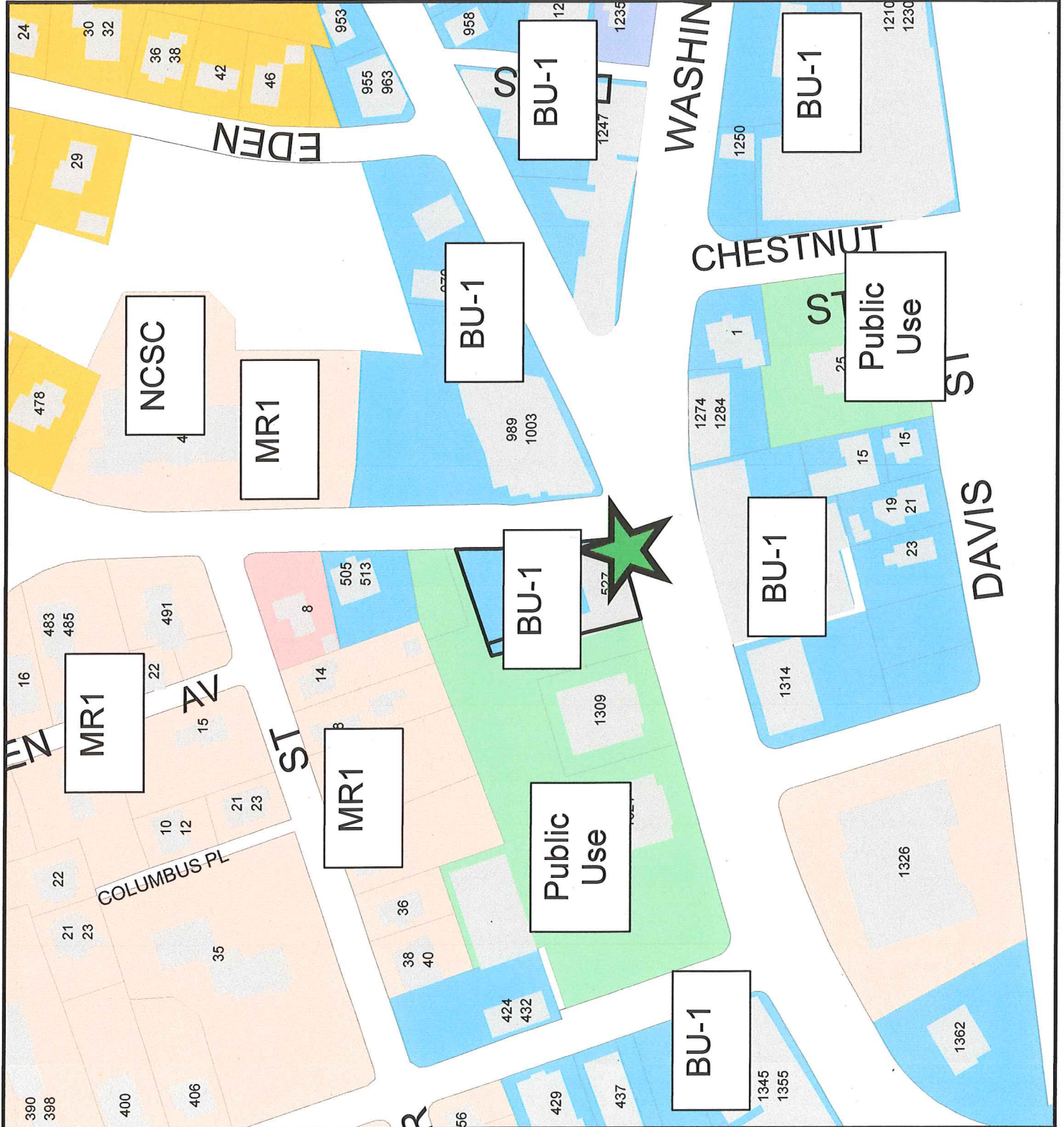


ATTACHMENT F

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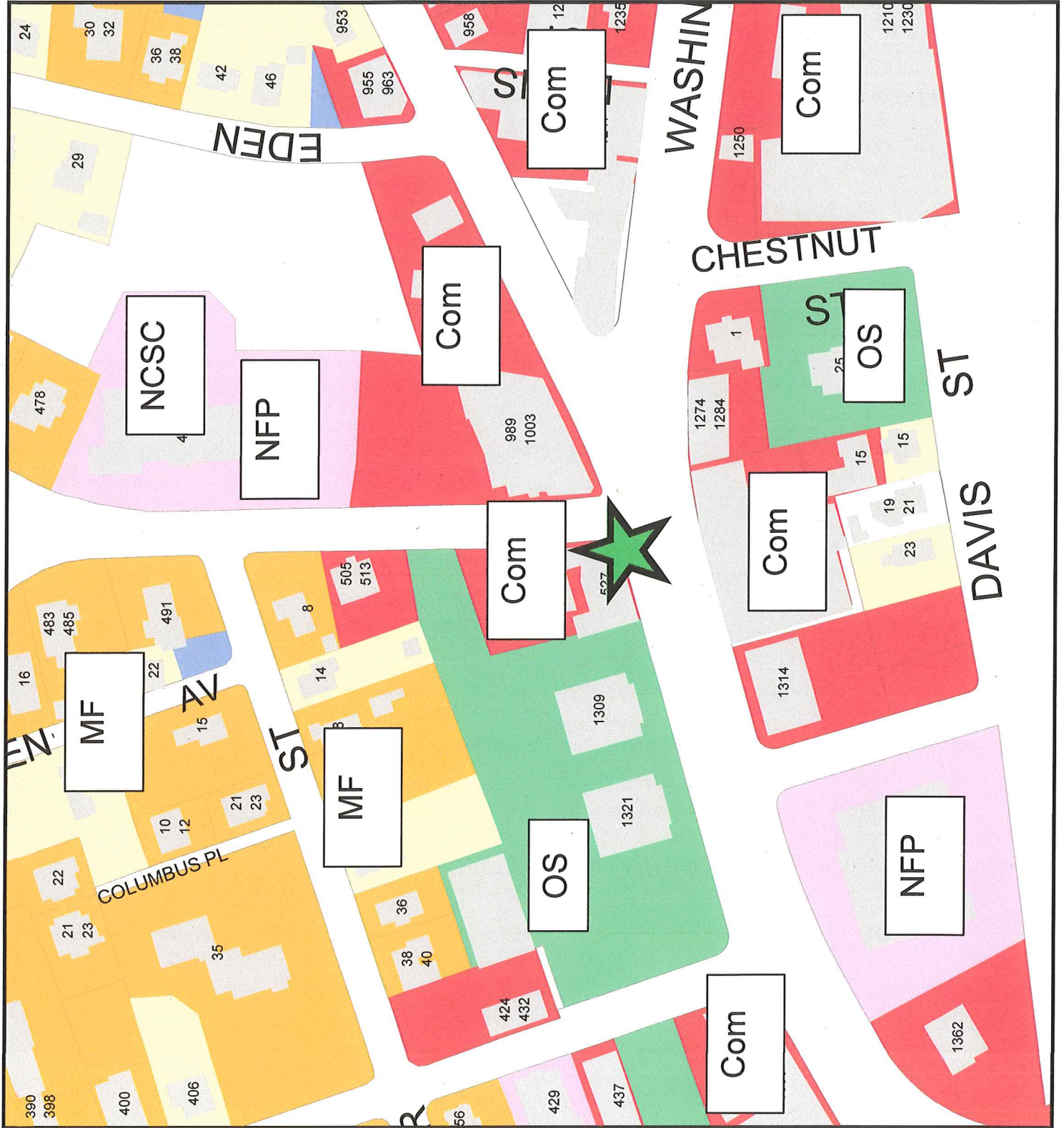
MAP DATE: February



Land Use Map

1293-1297

Washington St.



Legend

- 1293-97 Wash. St.
- Building Outlines
- Single Family Residential
- Multifamily Residential
- Commercial
- Industrial
- Mixed Use
- Vacant Land
- Golf Course
- Open Space
- Private Educational
- Nonprofit Organizations
- Public Housing
- Tax Exempt
- Unspecified



ATTACHMENT G

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